

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number _____
Meeting Date: 08/01/02

SUBJECT: QUIKTRIP STORE #441 #SGF-2002.36

PREPARED BY: Hector Tapia, Senior Planner (480-350-8331)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8331)

q-j

BRIEF: This is the second public hearing for Quiktrip Store #441 for an Amended General and Final Plan of Development for Lake Country Plaza Site "V", including a use permit and four variances, located at 918 East Baseline Road.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Hold the second public hearing for **QUIKTRIP STORE #441** (Beil Enterprises, L.P., property owner) for an Amended General and Final Plan of Development of Lake Country Plaza, Site "V", for QuikTrip Store #441, including a use permit and four variances for a convenience store with fuel pumps consisting of 5,419 s.f. on 1.63 net acres, located at 918 East Baseline Road. The following approval is requested from the City of Tempe:

#SGF-2002.36 An Amended General and Final Plan of Development for Lake Country Plaza Site "V" for a convenience store with fuel pumps consisting of 5,419 s.f. on 1.63 net acres in the PCC-2 Zoning District. **(Please see list of use permit and variances on Attachment #3.)**

Document Name: 20020801devsrh10 **Supporting Documents:** Yes

SUMMARY: This request is for a use permit to allow a convenience store with fuel pumps in the PCC-2 Planned Commercial Center District, including four variances. The Quiktrip proposed location is 300 feet away from the northeast corner of Rural Road and Baseline Road. During initial meetings with the applicant, planning staff expressed concerns about the incompatibility of the proposed use with other businesses within the Lake Country Plaza, on-site circulation, and aesthetics. The size of the proposed fuel pumps canopy is a design issue and has been addressed and approved by the Design Review Board. The location of one of the driveways along Baseline Road is a safety issue and has been addressed by Traffic Engineering. Due to interior property lines, commercial centers normally include technical variances such as variances #2, #3, and #4. Variance #1, although away from the corner, should be supportable since traffic circulation, ingress/egress, and land use integration have been addressed with a new site plan. Staff received a petition from the University Royal Gardens Home Owners Association opposing this request. The restaurant/bar owners of Doc & Eddy's, just north of the Quiktrip proposal, expressed concerns about the requested variance #3. Staff recommends approval subject to conditions. Note: The first public hearing for this request was held on July 11, 2002.

RECOMMENDATION: Staff – Support of Use Permit and Variances
Planning Commission – Approval, 5-1 Vote
Public – Comments /Opposition
Design Review - Approval

ATTACHMENTS:

1. List of Attachments
 2. History & Facts
 3. Description, List of Variances and Use Permit
 - 4-5. Comments / Recommendation
 - 6-7. Conditions of Approval
-
- A. Location Map
 - B. Letter of Explanation/Intent
 - C. General and Final Plan of Development
 - D. Grading and Drainage Plan
 - E. Landscape Plan
 - F. Elevations
 - G. Aerial Photo
 - H. Letter/Petition of Opposition
 - I. Existing General and Final Plan of Development
 - J. Planning Commission minutes, 6/11/2002

HISTORY & FACTS:

<u>June 27, 1974.</u>	The City Council approved the Final Plan of Development for <u>Tract "V"</u> of Lake Country Plaza for the <u>Jolly Roger Restaurant</u> located at 914 East Baseline Road.
<u>June 5, 1975.</u>	The City Council approved a revised Final Plan of Development for Tract "Y" of Lake Country Plaza.
<u>November 15, 1984.</u>	The City Council approved an amended General and Final Plan of Development for Tract "Y" of Lake Country Plaza. That approval accommodated a pocket Billiard Facility with bar and lounge. That approval included two variances, one to reduce the size of parking stalls from 9 feet x 20 feet to 8.5 feet x 18 feet, and to reduce the minimum required building setbacks from 60 feet to 30 feet along Minton Drive, to 30 feet on Drive "C", and to 25 feet along the south side property line.
<u>April 24, 1985.</u>	The Board of Adjustment approved a parking variance from 61 spaces to 56 spaces for Tract "V".
<u>August 31, 1989.</u>	Adjacent to this site, the City Council extended the time limit for a parking variance and use permit to allow entertainment for Doc & Eddy's. A parking consultant's report prepared for that hearing disclosed problems with spillover parking onto neighboring sites, and the applicants opposed the extension of the permit. El Chilito's representatives strongly opposed that request at Council.
<u>April 26, 1990.</u>	The City Council approved an Amended General and Final Plan of development for El Chilito Restaurant and Cantina within Tract "V" of Lake Country Plaza.
<u>June 11, 2002.</u>	Planning Commission, by a 5-1 vote, approved the use permit for the convenience store with fuel pumps, including 4 variances. Variance #4 and #6 were deleted.
<u>June 19, 2002.</u>	The Design Review Board approved the Site Plan, Elevations, and the overall design concept for Quiktrip Store #441.
<u>June 20, 2002.</u>	City Council introduced this request.
<u>July 11, 2002.</u>	City Council held the first public hearing for this request.

DESCRIPTION: Owner - Beil Enterprises, L.P. / Quiktrip Corp., property owner
Applicant – Steven Bauer, Development Strategies
Mark Irby, Architects Design Studio
Architect – Architect Design Studio, Inc.
Engineer – Dunway Associates West. Inc.
Landscape Architect – Neill Vecchia & Associates, Inc.
Existing zoning – PCC-2
Total site area – 1.63 net acres
Total building area – 5,419 s.f.
Building area under canopies – 9,559 s.f.
Lot coverage – 21%
Parking required – 20 spaces
Total Parking provided – 24 spaces
Bicycle parking required – 3 spaces
Bicycle parking provided – 3 spaces
Landscaping – 17%

Use Permit:

Allow a fuel dispensing facility to be located in the PCC-2, Planned Commercial Center Zoning District.

Variances:

1. Allow a fuel dispensing facility to be located in an area away from the intersection of arterial streets.
2. Eliminate the required six (6) foot tall masonry wall along an interior property line of a service station.
3. Reduce the required landscape buffer from six (6) feet to three (3) feet along the north property line for the length of the building.
4. Reduce the minimum required street side yard building setback from 60 feet to 55 feet (south side property line), the front yard building setback from 60 feet to 50 feet (westside property line), and the side yard building setback from 60 feet to 10 feet (north side property line).

COMMENTS: This request is for a use permit to allow a convenience store with fuel pumps in the PCC-2 Zoning District, including 4 variances. The Quiktrip proposed location is 300 feet away from the northeast corner of Rural Road and Baseline Road.

Use Permit - Land Use

During initial meetings with the applicant, Planning staff expressed concerns about the land use incompatibility of the proposed use with other businesses within the Lake Country Plaza, on-site circulation, and aesthetics.

But staff also agrees that since the proposed use is commercial, as is the overall commercial center, the impact should be minimized if Traffic Engineering and Design Review concerns are addressed. The size of the proposed fuel pumps canopy is a design issue and has been addressed and approved by the Design Review Board. The location of one of the driveways along Baseline Road is a safety issue and has been addressed by Traffic Engineering. Planning Commission agreed that the driveway closest to Rural Road should stay at its existing location.

Variances

Due to interior property lines, commercial centers normally include technical variances so variances #2, #3, and #4 should be justified. Variance #1, although away from the corner, should be supportable since traffic circulation, ingress/egress, and land use integration have been improved on a revised site plan. Planning Commission, Traffic Engineering, and by the Design Review Board approved the design and site plan changes.

Neighborhood

Staff received a petition from the University Royal Gardens Home Owners Association opposing this request. Their concern is traffic congestion since two of the proposed driveways face Baseline Road, ingress and egress. No representatives from this home owners association spoke at the Planning Commission Public Hearing.

Other comments at the Planning Commission Public Hearing, June 11, 2002

The restaurant/bar owners of Doc & Eddy's, just north of the Quiktrip proposal, expressed concerns about the requested variance #3. This variance states, "Reduce the required landscape buffer from six (6) feet to three (3) feet along the north property line for the length of the building". They felt that 3 feet was not enough to buffer pedestrians along the driveway north of the proposed building.

Conclusion

After analyzing other commercial properties surrounding this site, the concerns expressed by the University Royal Gardens Home Owners Association, and from the owners of Doc & Eddy's restaurant, Planning staff supports the use permit, variances 1, 2, 3, and 4. Staff recommends approval subject to conditions.

RECOMMENDATION: Staff – Approval
Planning Commission – Approval, 5-1 Vote
Design Review Board - Approval

**REASON(S) FOR
APPROVAL:**

1. Through re-investment and re-development of the subject property, on-site circulation, landscaping, and property values, all should improve.

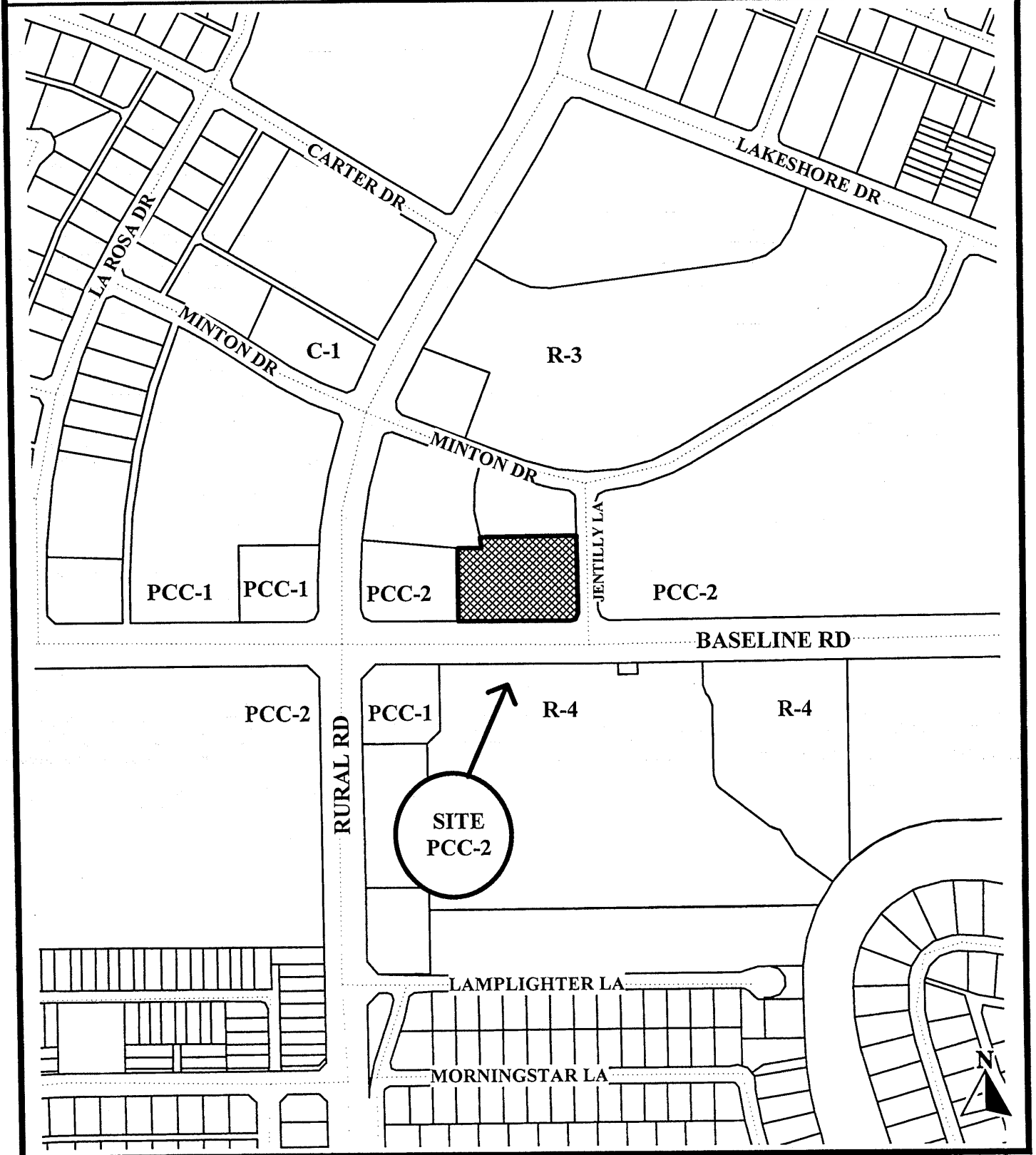
**CONDITION(S)
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made **on or before February 1, 2003**.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this re-development in accordance with the Code of the City of Tempe - Section 25.120.
3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced **on or before August 1, 2003** or the variances and use permit shall be deemed null and void.

6. The General and Final Plan of Development for Lake Country Plaza, Site "V", Quiktrip shall be put into proper engineered format with appropriate signature blanks and recorded, **on or before August 1, 2003**, with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format.
7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the east, north, and west prior to the issuance of a building permit.
8. This plan shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department
9. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
10. The use permit is non-transferable and is issued to Quiktrip Store #441 only.
11. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
12. A Final Subdivision Plat must be approved by the City Council prior to the issuance of any construction permits for this project.
13. The applicant shall resolve all lighting and security details with Planning and CPTED staff prior to the issuance of a building permit.
14. A security agreement shall be executed and approved with the Police Department prior to issuance of building permits.

QUIKTRIP

SGF-2002.36



Location Map

A

USE PERMIT and VARIANCES

**QuikTrip # 441
419 East Baseline Road**

Letter of Intent

QuikTrip Corporation proposes a new development for the property located on the north side of Baseline Road, approximately 250 feet east of Rural Road in Tempe. The site is the former El Chilito restaurant, which is no longer in business. The property is currently zoned PCC-2. The proposal includes a gasoline sales facility and retail convenience store.

Required actions include a use permit for a Service Station in the PCC-2 zoning district and six (6) variances as follows:

1. A variance to allow a service station at other than the intersection of two arterial roads.
2. A variance to reduce the required building setback from sixty (60) feet to ten (10) feet.
3. A variance to provide a retention area that exceeds the 67% maximum retention area for a street front landscape area.
4. A variance to eliminate a required masonry wall along an interior property line of a service station. A six (6) foot brick, slump block, or masonry wall is required.
5. A variance to reduce the required width of landscape materials along an interior property line of a service station from six (6) feet required to three (3) feet provided.
6. A variance to reduce the required driveway length from a public street from twenty (20) feet required to six (6) feet provided.

The property is currently developed with a vacated restaurant building and associated parking. The gasoline sales facility will be owned and operated by QuikTrip Corporation. The proposed development includes a single building comprising 5,418 square feet and a gasoline canopy. The gasoline facility is oriented toward Baseline Road. The gasoline canopy is located in front of the retail convenience building. Parking for the gasoline facility is located adjacent to the building and perpendicular to the building to the west of the building along an existing access driveway. A total of twenty-four (24) parking spaces are provided for this use. Access to the property is provided by a two driveways that, in turn provide access directly to Baseline Road, or through the area internal circulation driveways, to Rural Road. Full movement access is available from both driveways on Baseline Road. Access movements on Rural Road are limited to right-turn-in, right-turn-out only movement from the driveway located immediately north of Bank of America. Full movement onto Rural Road is available at the

B

signalized intersection of Rural Road and the Minton Drive alignment. The Minton Drive alignment is accessible from the existing internal driveways.

Generous landscape areas are proposed along Baseline Road, along the internal driveways, and adjacent to the convenience store. Storm water retention areas are proposed along Baseline Road.

As noted, a use permit and six variances are requested with this application. The City of Tempe Zoning Ordinance requires that a use permit be obtained for service stations in the PCC-2 zoning district. The development criteria governing service stations requires that these uses be located at the intersection of arterial streets. The proposed location does not meet this criterion, thereby necessitating a variance. Variance No. 2 seeks to reduce the required building setback to a property line from sixty (60) feet to ten (10) feet. Variance No. 3 seeks to exceed the permitted retention area in the front landscape area adjacent to Baseline Road. Variance No. 4 is requested to eliminate the required six-foot (6') screen wall surrounding a service station. Variance No. 5 seeks to reduce the width of the landscape area located behind the retail building. Variance No. 6 seeks to reduce the required driveway length from a public street to parking or circulation areas.

The property is located in an area that is developed predominately with commercial and multi-family apartments.

The proposed development will provide services for area residents and travelers along Baseline Road. The QuikTrip retail store provides an excellent variety of foods and merchandise that is more like a small grocery store than a convenience store.

Justification of Variance

QuikTrip # 441 914 East Baseline Road

The site in question is located on the north side of Baseline Road, east of Rural Road at 914 East Baseline Road (the "Property"). The Property is zoned PCC-2 and is currently developed with a vacated restaurant. QuikTrip proposes to re-develop the Property with a new gasoline sales facility and retail facility. The proposed project includes six (6) variances as follows:

1. A variance to allow a service station at other than the intersection of two arterial roads.
2. A variance to reduce the required building setback from sixty (60) feet to ten (10) feet.
3. A variance to provide a retention area that exceeds the 67% maximum retention area for a street front landscape area.
4. A variance to eliminate a required masonry wall along an interior property line of a service station. A six (6) foot brick, slump block, or masonry wall is required.
5. A variance to reduce the required width of landscape materials along an interior property line of a service station from six (6) feet required to three (3) feet provided.
6. A variance to reduce the required driveway length from a public street from twenty (20) feet required to six (6) feet provided.

1. **There are special circumstances or conditions applying to the land, building or use referred to in the application which do not apply to other properties in the district.**

Variance No. 1 proposed to permit a service station to be located on the north side of Baseline Road, east of the Rural Road intersection. However, the Property is a part of a multi-tenant development that shares access and internal circulation from both Baseline and Rural Roads. All uses located within this complex are commercial uses and include office, financial, and restaurant / bar uses. The internal access drives provide access from the Property to Baseline and Rural Roads, thereby creating traffic circulation that is identical to a property located at the intersection of the two arterial roadways. Due to the unique provision for internally served access that benefits the Property and adjacent development, there are special circumstances and conditions applying to the land and use for Variance No. 1.

Variance No. 2 seeks to reduce the required building setback to a property line from sixty (60) feet to ten (10) feet. Due to the size of the site and the existence of internal cross access driveways serving all of the developments in this complex, the proposed location of the retail building is appropriate and consistent with area development.

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Variance No. 3 seeks to exceed the permitted retention area in the front landscape area adjacent to Baseline Road. Due to the original subdivision of the Property and adjacent developments and the existence of internal cross-access driveways, the design of the Property has limited area for storm water retention. The landscape area located along Baseline Road is proposed for lush landscaping. The proposal to exceed the retention area will not adversely impact the visual appearance of the site.

Variance No. 4 is requested to eliminate the required six-foot (6') screen wall surrounding a service station. This requirement is intended to ensure that service station uses are properly screened from adjacent, less intensive uses. In this instance, as QuikTrip will be integrated into a complex of commercial uses and based upon the quality of the design of the service station, a screen wall is not necessary and would detract from the overall integration of uses that exists.

Variance No. 5 seeks to reduce the width of the landscape area located behind the retail building. Due to the size of the site and the existence of internal cross access driveways serving all of the developments in this complex, we are proposing to provide a minimum of three (3) feet of landscape area behind the retail building with substantial landscape areas located on the east and west side of the building. The reduced size of the landscape area will not impact the visual appearance of the site.

Variance No. 6 seeks to reduce the depth from the property line to the existing on-site circulation driveway serving Bank of America. The required depth of the driveway is twenty (20) feet in width from the property line to the curb defining on-site driveway and the existing and proposed condition will provide a six (6) foot depth. Although no change in the existing depth is proposed, through the reconstruction of the driveway, a variance is necessary. The revised site plan reconfigures a portion of the parking area located adjacent to the driveway and, in fact, creates a superior solution that will segregate the Bank of America circulation from the common driveway and provide safer on-site circulation. The new construction proposed by QuikTrip meets the required twenty (20) foot driveway depth.

2. The above special circumstances or conditions are pre-existing and are not created or self-imposed by the owner or applicant.

The limitation of gasoline facilities to arterial intersections in an old criterion. The intent of this standard is to place these uses where traffic concentrations are highest. The Property is unique in that existing internal access driveways that serve all of the commercial uses in this complex provides the access to both arterial streets that is intended by the Code standard. The proposed location is appropriately located to serve the area surrounding the site and to take advantage of the high traffic volumes on Baseline Road and the proximity to the U.S. 60 Freeway.

The existing subdivision of the complex and the internal driveways provides a unique setting for integrated, but separate uses. The proposed variances are necessary based upon the configuration of the

property and the ability to reasonably design the site for commercial uses. In order to accommodate re-development of this infill parcel, the additional variances are required. No landscape materials are being deleted as a result of this requested action.

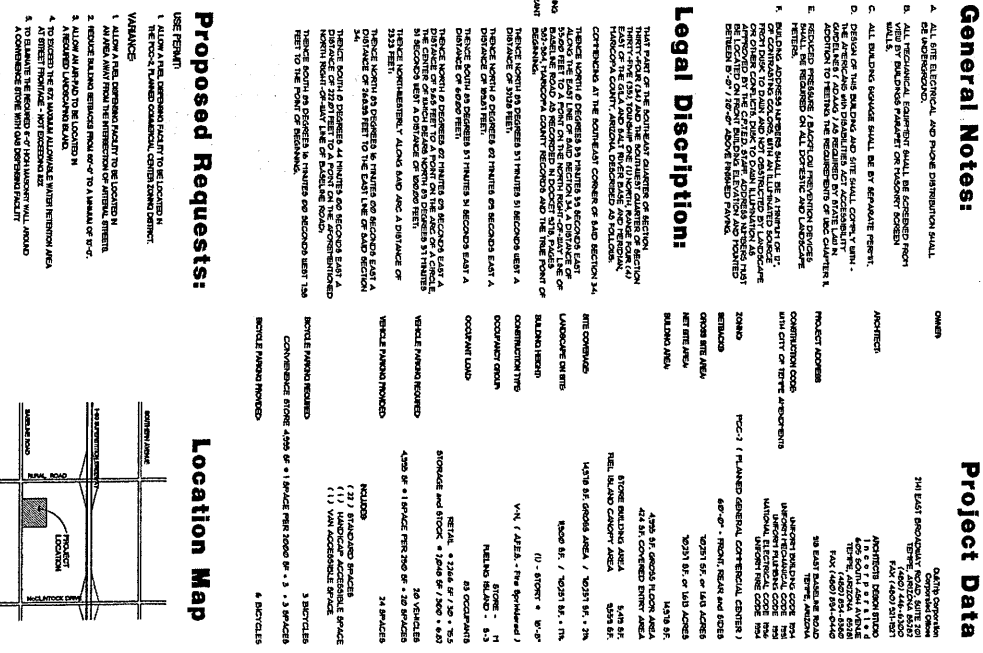
- 3. The variance is necessary for the preservation and enjoyment of substantial property rights. Without a variance the property cannot be used for purposes otherwise allowed in this district.**

The requested variances will provide for re-development of a vacated property with a use that is appropriate for this property and will serve the area. The variances proposed with this application are necessary to develop the Property and will not have a detrimental impact of the surrounding area.

- 4. The authorizing of the variance will not be materially detrimental to persons residing or working in the vicinity, to adjacent property, or to the neighborhood or the public welfare.**

The proposed variances will not be detrimental to the area. The gasoline facility is consistent with other service uses located in the immediate vicinity and the re-development of this property is beneficial to the area and adjacent properties.

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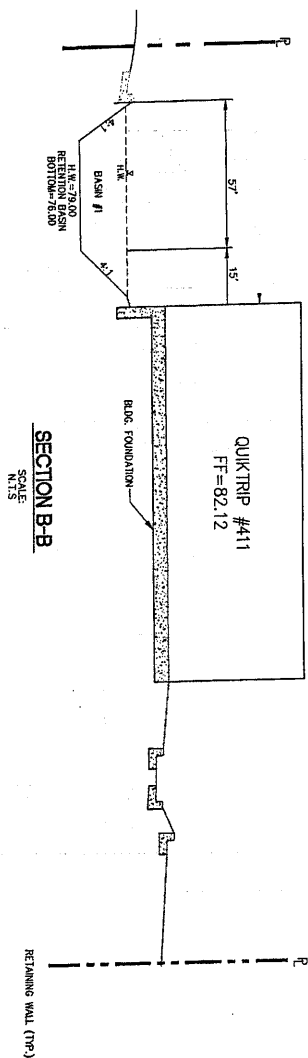
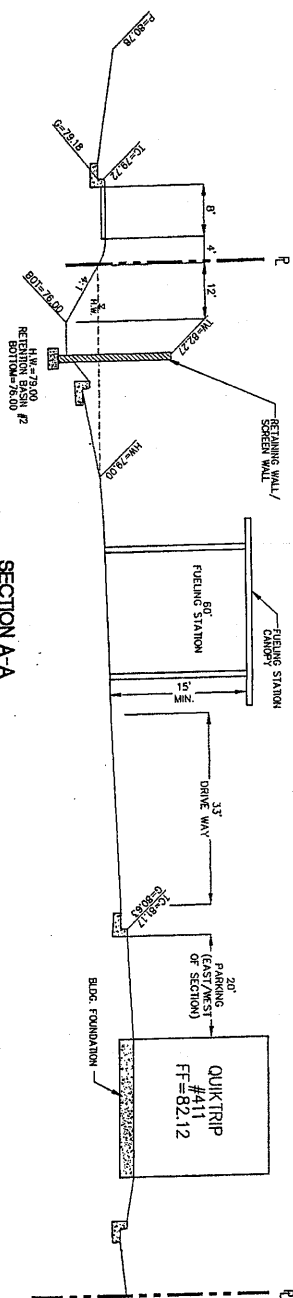
QuikTrip Corporation

605 South Ash Avenue, Tempe, Arizona 85281 (480) 894-8380


SCALE 1" = 20'-0"

ADG Job Number 2204
CITY OF TEMPE






 For weekly free letters, fill in
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 Mass. Telephone Center
 Call Collect

DATE	01/21/00	 DUNAWAY ASSOCIATES WEST INC ENGINEERS LANDSCAPE ARCHITECTS PLANNERS	FORT WORTH, TX 4500 S. LAKESHORE DRIVE SUITE 250 TEMPE, ARIZONA 85282 (480) 345-0363 FAX (480) 491-2581
ORDERED BY	FSW		
DATE	MAY. 23, 2003		
SCALE	N.T.S		
SHEET 2 OF 2 SHEETS			

SHEET TITLE	GRADING CROSS-SECTIONS	
PROJECT TITLE	QUIKTRIP #441	914 EAST BASELINE ROAD TEMPE, ARIZONA

[illegible]

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CONCEPTUAL GENERAL NOTES

1. CONCEPTUAL LANDSCAPE PLAN IS SCHEMATIC IN NATURE. AT THE TIME OF LANDSCAPE CONSTRUCTION DRAWINGS, ACTUAL LOCATIONS, QUANTITIES, SIZES, AND SPECIES SHALL BE DETERMINED AND WILL BE PER CITY CODES.
2. ALL TREES USED WITHIN THIS PROJECT SHALL BE NURSERY GROWN OR SALVAGED FROM ON SITE. EXACT LOCATIONS AND QUANTITIES SHALL BE DETERMINED ON LANDSCAPE CONSTRUCTION DRAWINGS. ALL EXISTING TREES SHALL BE PROTECTED DURING CONSTRUCTION.
3. ALL LANDSCAPE AREAS SHALL RECEIVE AN AUTOMATIC IRRIGATION SYSTEM.
4. ALL PLANT MATERIAL SHALL BE INSTALLED PER CITY REQUIREMENTS. PLANT MATERIAL INSTALLED WITHIN SIGHT DISTANCE TRIANGLES SHALL BE OF A SPECIES THAT DOES NOT GROW TO A HEIGHT OF MORE THAN 30' AND SHALL BE MAINTAINED PER CITY REQUIREMENTS.
5. ALL NON-TURE AREAS SHALL RECEIVE A 2" DEPTH OF DECOMPOSED GRANITE.
6. REFER TO THE ENGINEERING PLANS FOR ACTUAL GRADING AND DRAINAGE CONFIGURATIONS.
1. ALL EARTHWORK WILL BE DONE TO DRAIN AWAY FROM SIDEWALKS AND STRUCTURES.
8. ADDITIONAL PLANT MATERIAL MAY BE INTRODUCED AS DIFFERENT VARIETIES BECOME AVAILABLE THROUGH LOCAL NURSERIES AND IF THEY ARE CONSISTENT WITH THE OVERALL THEME OF THIS PROJECT.
9. ALL EXISTING ON-SITE VEGETATION TO BE REMOVED.

PLANT SCHEDULE

SYMBOL BOTANICAL NAME

COMMON NAME SIZE QTY COMMENTS

TREES



<i>Acacia smallii</i>	Sweet Acacia	15'-Gal	4	Multi-trunk, Dense canopy
<i>Dalbergia sisec</i>	Sisec Tree	24"-Box 15'-Gal	10	Std-trunk, Dense canopy
<i>Olea europaea 'Sudan Hill'</i>	Fruitless Olive	24"-Box 36"-Box 10', 12', 4' 15'	6 5 2 Each	Multi-trunk, Dense canopy Skinned clear trunk, Match height and form
<i>Washingtonia f. x robusta</i>	Fan Palm			

SHRUBS

<i>Bougainvillea 'Barbara Karst'</i>	Bougainvillea	5'-Gal	21	As per plan
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	5'-Gal	3	As per plan
<i>Caesalpinia pulcherrima</i>	Desert Cassia	5'-Gal	19	As per plan
<i>Convolvulus creosm</i>	Bush morning glory	1'-Gal	155	As per plan
<i>Dasylium acrocarpa</i>	Green Spoon	5'-Gal	1	As per plan
<i>Hesperaloe parviflora</i>	Red yucca	5'-Gal	9	As per plan
<i>Leucophyllum frutescens 'Green Cloud'</i>	Green Cloud Ranger	5'-Gal	42	As per plan
<i>Ruellia brittaniana</i>	Bella Ruellia	1'-Gal	29	As per plan
<i>Salvia clevelandii</i>	Chaparral Sage	5'-Gal	22	As per plan

GROUND COVERS

<i>Baccharis hybrid 'Bum'</i>	Thompson's Baccharis	1'-Gal	14	As per plan
<i>Lantana New Gold 'm'</i>	New Gold Lantana	1'-Gal	113	As per plan
<i>Lantana montevidensis</i>	Trailing Lantana	1'-Gal	135	As per plan
<i>Ruellia brittaniana Katie'</i>	Katie Ruellia	1'-Gal	14	As per plan

MISCELLANEOUS

DECOMPOSED GRANITE IN ALL PLANTING AREAS 2" DEPTH (TYP)
COLOR: 'TADISON GOLD' 3/4" SCREENED.
LANDSCAPE BOLLERS: 20% 4" DIA, 40% 3" DIA, 40% 2" DIA. COLOR: SURFACE SELECT BOLLERS. SUBMIT PHOTOS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.

TREES REQUIRED TREES PROVIDED SHRUBS REQUIRED SHRUBS PROVIDED

STREET FRONTAGE (PER 25 LF)	13	13	50% COVERAGE	100
RETENTION AREAS	N/A	-	50% COVERAGE	50% COVERAGE
PARKING LOT TREES	1 PER ISLAND	6	5 PER ISLAND	30
ADDITIONAL TREES		9		
TOTAL		30		301

Neill Vecchia
& Associates, Inc.
Landscape Architecture
11100 N. 28th Avenue
Suite 100
Phoenix, AZ 85016
Tel: 602-998-1111
Fax: 602-998-1112
www.neillvecchia.com



DATE: 28 JAN 2012
DRAWN BY: [signature]
CHECKED BY: [signature]
PROJECT: QUICKTRIP STORE #441
SHEET: 1 OF 1
C-S-1

NO.	REVISION
1	NEW IMAGE INSERTION

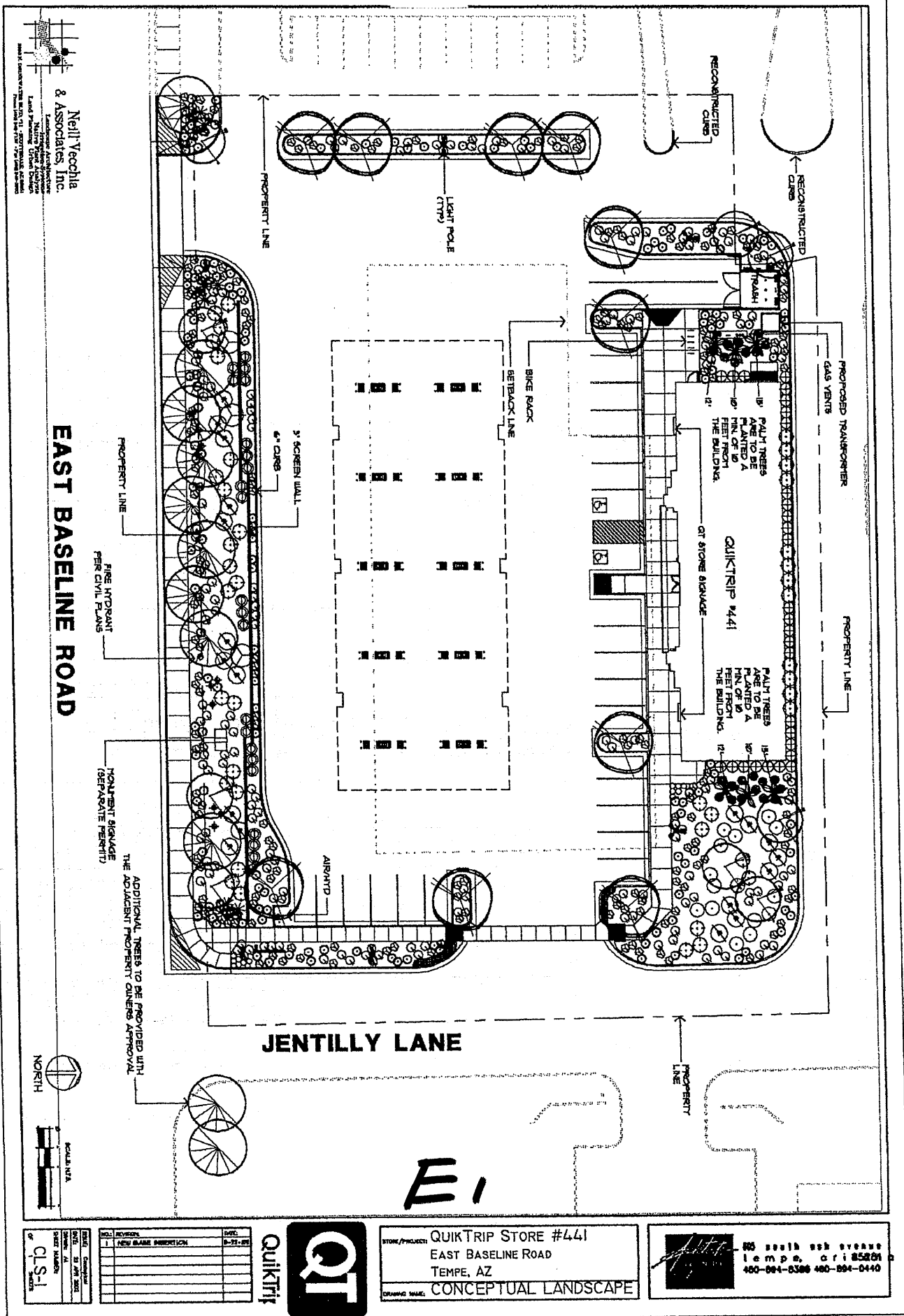
Quiktrip



STORE/PROJECT: QUICKTRIP STORE #441
EAST BASELINE ROAD
TEMPE, AZ
DRAWING NAME: CONCEPTUAL LANDSCAPE



85 South Ash Avenue
Tempe, AZ 85281
480-894-8300 480-894-0440



Building Elevations

Phoenix 5000 Ultra Extended QuikTrip Store

NEC Baseline & Rural, Tempe, AZ

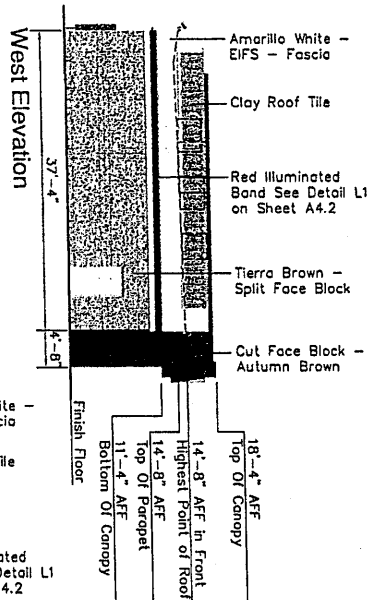
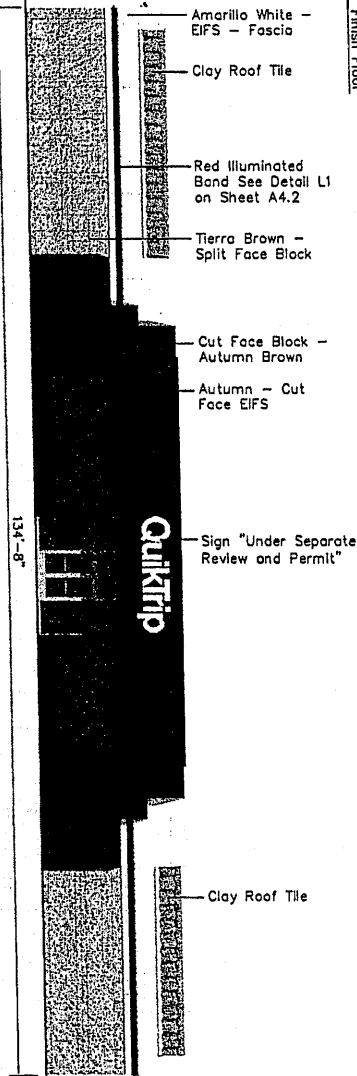
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QuikTrip Corporation (918)(836-8551) 901 N Mingo Rd Tulsa, Oklahoma 74116

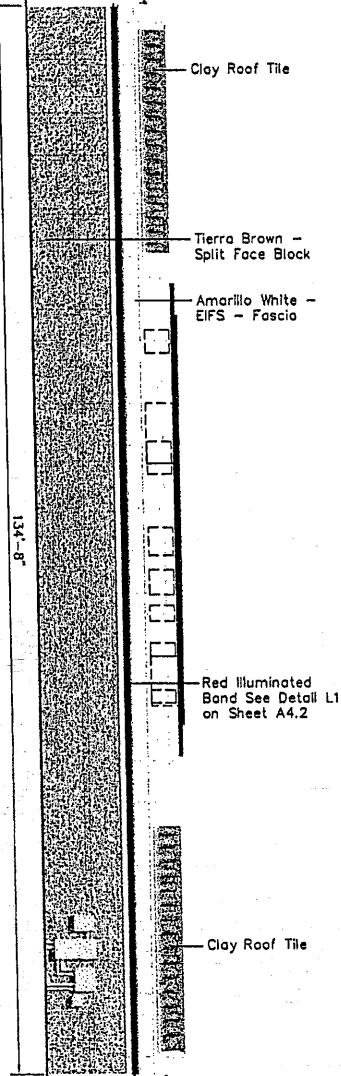
Store No: 441
Date: 04/26/02
Scale: NTS



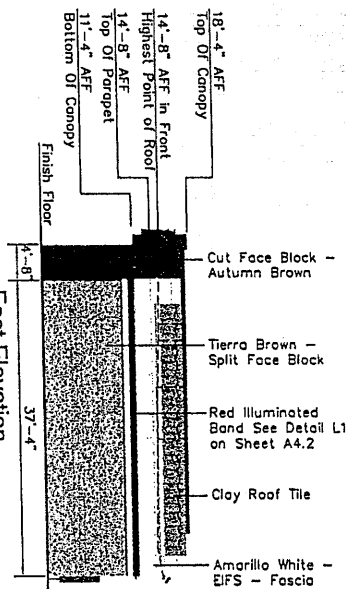
South Elevation



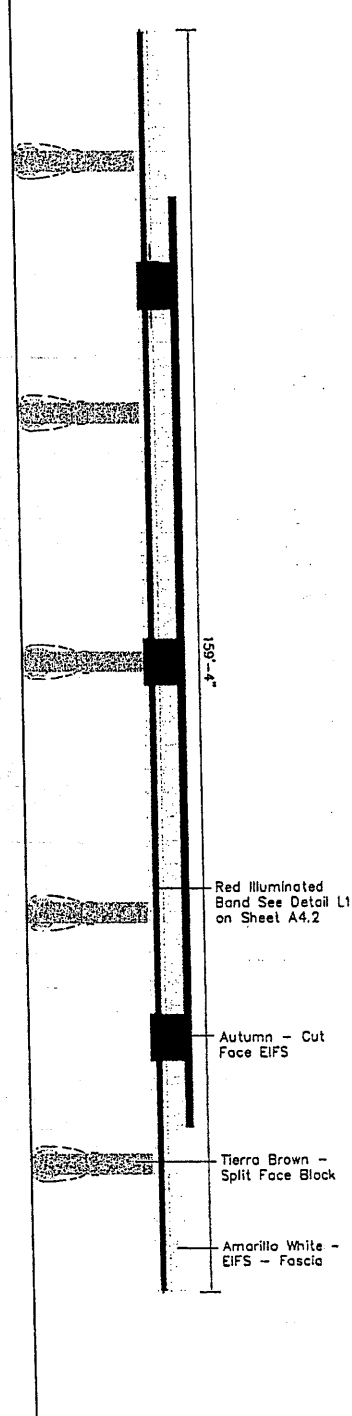
North Elevation



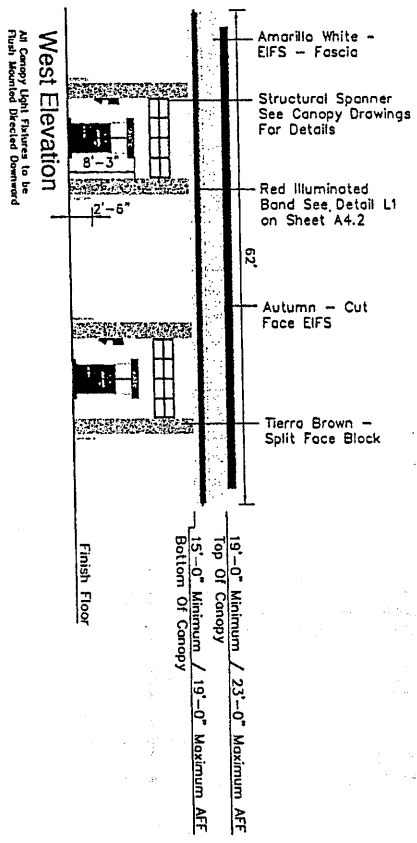
East Elevation



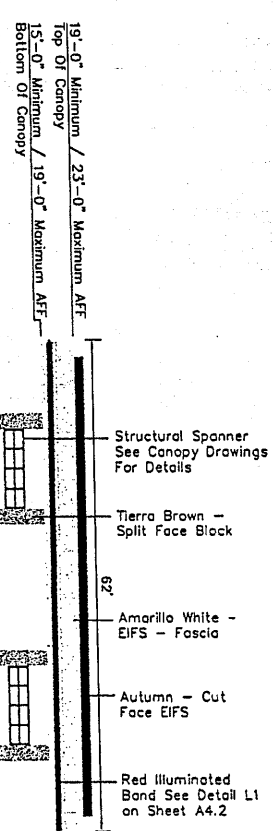
#



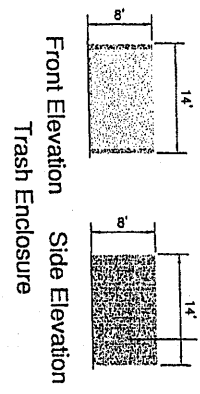
South Elevation



West Elevation



East Elevation



Front Elevation Side Elevation
Trash Enclosure

Gas Canopy Elevations

Phoenix Doublestack 10 Gas Canopy
NEC Baseline & Rural, Tempe, AZ

K:\newstructure\Reference Details\Presentation Exhibits\Gas Canopy Elevations\Doublestack 10 Phoenix\PhnDS10-FiveFootBecks-Nak022-Elev.dwg Apr 25, 2002 - 8:22am QuikTrip Corporation (918)(836-8551) 901 N Mango Rd Tulsa, Oklahoma 74116

Store No: 441
Date: 04/26/02
Scale: NTS



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G

UNIVERSITY ROYAL GARDENS HOA
519 E. COLGATE DR.
TEMPE, AZ 85283

City of Tempe
Attn: Planning & Zoning
31 E. Fifth St.
Tempe, AZ 85281

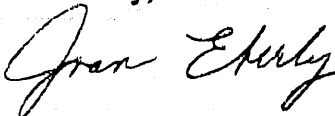
Re: #SGF-2002.36

Dee Dee,

I am sending you a list of signatures from the residents of University Royal Gardens who do not want a "QUIKTRIP STORE" on the site of the old ElChelito Restaurant. There are already two (2) gas stations on the corners of Rural and Baseline, both with stores, a third is uncalled for. Furthermore this store and gas station would only add to the congestion on Baseline since its ingress and egress are both on the Baseline; even if the customers use the side street to the property's east, Baseline is still the major artery.

Thank you for your consideration on our objections.

Sincerely,



Joan Eberly, President

H

#56F-2002.36

QUIKTRIP STORE

IN OPPOSITION TO THE ABOVE PROJECT

BLOCK WATCH PARTY

MAY 18, 2002

NAME

ADDRESS

Ann Thompson 616 E. OXFORD DRIVE Tempe 85283

Mayna Thorpe

Craig Baumgardner 615 E. Colgate Dr. Tempe, AZ

Jan P. Green 608 E. Colgate Dr. Tempe, AZ 85283

Jan Eberly 519 E. Colgate Dr. Tempe, AZ 85283

Richard M. Hunt 408 E. COLGATE DR TEMPE, AZ 85283

Mary Ellerby 5311 S. Palm Dr. Tempe 85283

Christine Merrill 515 E. Colgate Dr. Tempe 85283

Vivian Myers 522 E. Colgate TE 85283

Roland H. Cooper 514 East Colgate Drive 85283

Carl Cooper 610 E. Colgate Dr. 85283

Missie MONSON 5312 S. Palm Dr.

Megan E. King 5312 S. Palm Dr.

Jean Baumgardner 615 E. Colgate Dr. Tempe

W.F. Hoffman 616 E. COLGATE DR. 85283

Jessica Kollitz 712 E. Colgate Dr. 85283

Kim Wallace 712 E. Colgate Dr. 85283

Diane Moore 402 E. Colgate Dr. 85283

CARLETON MOORE 402 E. Colgate Dr 85283

Rita Morrissey 408 E. Colgate 85283

Kent EBERLY 519 E. Colgate 85283

MARY McKivern 508 E. Colgate 85283

Fedako 407 E. Colgate 85283

H1

6. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the south for emergency vehicles only, prior to the issuance of a building permit.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
8. The Final Subdivision Plat, General Plan of Development, and the Planned Area Development (PAD) shall be put into proper engineered format with appropriate signature blocks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before August 8, 2003**. Failure to record the plan within one year of Council approval shall make the plan null and void.
9. The applicant shall resolve all lighting and security details with the Planning and CPTED staff prior to the issuance of a building permit.
10. The Design Review Board shall approve the Tempe Santa Fe Palms Townhomes proposal prior to Council action.

PLANNED DEVELOPMENT (0406) Hold a public hearing for **QUIKTRIP STORE #441** (Beil Enterprises, L.P., property owner) for a Preliminary and Final Subdivision Plat, an Amended General Plan of Development of Lake Country Plaza, Site V, and Final Plan of Development for QuikTrip Store #441, including a use permit and variances for a convenience store with fuel pumps consisting of 5,419 s.f. on 1.61 net acres, located at 918 East Baseline Road. The following approval is requested from the City of Tempe:

#SBD-2002.37 A preliminary and Final Subdivision plat for QuikTrip consisting of 1 lot on 1.61 net acres.

#SGF-2002.36 An Amended General and Final Plan of Development for Lake Country Plaza Site "V" for a convenience store with fuel pumps consisting of 5,419 s.f. on 1.61 net acres in the PCC-2 Zoning District, including the following:

Use Permit:

Allow a fuel dispensing facility to be located in the PCC-2, Planned Commercial Center Zoning District.

Variance:

1. Allow a fuel dispensing facility to be located in a area away from the intersection of arterial streets.
2. Eliminate the required six (6) foot tall masonry wall along an interior property line of a service station.
3. Reduce the required landscape buffer from six (6) feet to three (3) feet along the north property line for the length of the building.
4. Increase the 67% maximum allowable water retention area in the on-site street frontage to 82%.
5. Reduce the minimum required street side yard building setback from 60 feet to 55 feet (south side property line), the front yard building setback from 60 feet to 50 feet (westside property line), and the side yard building setback from 60 feet to 10 feet (north side property line).

6. Reduce the minimum required drive way length from 20 feet to 9 feet on the east side of the driveway along Baseline Road.

Chairman Huellmantel announced that #SBD-2002.37 had been withdrawn and #SGF-2002.36 eliminated Variance #4.

Steve Bauer represented the request and explained the site history. He further stated that staff is concerned with the driveway at the SWC of the site. Mr. Bauer reviewed on-site circulation, driveway conflicts with the left turn lane on Baseline Road and requested that Condition #15 be deleted. Mr. Bauer explained alternative driveway solutions.

Shelly Seyler explained traffic engineering concerns regarding driveway locations and alternate configurations relative to left turn lanes in Baseline Road. Several commissioners discussed the proposed shift of the driveway and the conflicts with the left turn lanes.

The following person spoke on the request:

Patrick Karnos – expressed concern with the close proximity of a commercial store next to the access drive on the north side. Did not understand variances and does not support Variance #5 and #6.

Sean Cleary – concerned with traffic and safety of walking patrons on drive behind Quiktrip. Also, the driveway at the bank is busy at lunchtime and bank customers use Jentilly. The building is also too close and tall relative to Doc & Eddy's.

MOTION: Commissioner DiDomenico made a motion to approve #SGF-2002.36 including variances #1-2-3-5-6 subject to the conditions as noted on the staff report with Conditions #15 and #16 deleted. Commissioner Vaz seconded the motion.

AMENDED

MOTION: Commissioner Huellmantel made a motion to delete variance #6. Commissioners DiDomenico and Vaz agreed to the amended motion. Commissioner Vaz seconded the motion.

AMENDED

MOTION: Commissioner Duke made a motion to delete the second sentence of Condition #15. Commissioners DiDomenico and Vaz did not accept the amended motion.

Commissioner DiDomenico emphasized that the existing driveway must remain in place and the site solution must work with that.

AMENDED

MOTION: Commissioner Huellmantel made a motion to modify Condition #15 to disallow removal of the driveway. Commissioner DiDomenico did not accept the amended motion.

ORIGINAL

VOTE: Passed 5-1 (Commissioner Oteri dissented).

The approval was subject to the following conditions:

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains
 - (4) Roadway improvements including street lights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees
 - (2) Water and/or sewer participation charges
 - (3) Inspection and testing fees
- d. All applicable off-site plans shall be approved prior to recordation of Final Subdivision Plat.
2. a. All street dedications shall be made **on or before February 1, 2003**.
- b. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- c. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this (re)development in accordance with the code of the City of Tempe - Section 25.120.
3. The applicant/owner shall provide a continuing care condition, covenant and restriction for all of the project's landscaping, required by Ordinance or located in any common area on site. The CC&R's shall be in a form satisfactory to the Development Services Director and City Attorney.
4. No variances may be created by future property lines without the prior approval of the City of Tempe.
5. A valid building permit shall be obtained and substantial construction commenced **on or before August 1, 2003** or the variances and use permit shall be deemed null and void.
6. The General and Final Plan of Development for Lake Country Plaza, Site "V", Quiktrip shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. The Planning Division staff prior to recordation shall review details of the document format.
7. The developer shall provide the City with satisfactory evidence of cross access onto adjacent property to the east, north, and west prior to the issuance of a building permit.

8. This plan shall show cross access to be maintained throughout this site over the driving aisles. No changes or modifications to the driving aisles will be allowed without the prior approval of the Engineering Department.
9. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.
10. The use permit is non-transferable and is issued to Quiktrip Store #441 only.
11. Any intensification or expansion of the use shall require the applicant to return to the City Council for further review.
12. A Final Subdivision Plat must be approved by the City Council prior to the issuance of any construction permits for this project.
13. The applicant shall resolve all lighting and security details with Planning and CPTED staff prior to the issuance of a building permit.
14. A security agreement shall be executed and approved with the Police Department prior to issuance of building permits.
15. ~~Traffic Engineering shall review and agree on the final locations of the proposed driveways along Baseline Road. An agreement shall be reached or the driveway closest to Rural Road shall be eliminated.~~ DELETED BY THE COMMISSION
16. ~~Design Review staff, prior to City council approval, should work with the applicant's architect/engineer and Quiktrip Corporation on finding solutions to aesthetically integrate a building and landscape design that work well with its surroundings.~~ DELETED BY THE COMMISSION

The regular meeting of the Planning & Zoning Commission adjourned at 9:02 p.m.



J. Stephen Venker
Planning & Zoning Manager

JSV/jrh